

2016 Real Estate Assessment Appeal

Jackson County Board of Review

16 South 10th Street, Murphysboro, IL 62966
Phone 618-684-4907 • Fax 618-687-7275

Official use only

Date received: _____

Tracking #: _____

Parcel Number (only one per form)	Date:
Owner's name:	Phone:
Property Address: _____ City:	Mailing Address: _____ City, State, Zip:
Attorney (if applicable) Attorney's Email:	Attorney's Phone: _____ Attorney's address: __ City, State, Zip:

Property Type: ☐ Residential-Owner Occupied ☐ Residential-Rental ☐ Commercial ☐ Industrial ☐ Vacant Land ☐ Other

Reason for Assessment complaint (required) check all that apply

☐ **Factual Error** –Assessment is based on a property record card description that contains a discrepancy from the actual physical data for my property. (Details of the error(s) must be attached.)

☐ **Overvaluation**-The assessment is greater than 1/3 of fair market value. (Sale comparable/EAV comparable chart must be completed and/or an appraisal dated within the past 24 months is attached.)

☐ **Equity**-The property's equalized assessed valuation (EAV) is greater than the EAVs of other comparable properties in the neighborhood. (Sale comparable/EAV comparable chart must be completed and/or an appraisal dated within the past 24 months is attached.)

☐ **Other** _____

Owner's Estimate of **Market Value** of the property as of January 1st \$ _____

Is the property currently listed for sale? ☐ No ☐ Yes Listing Price \$ _____

	Land	Building	Total
2016 assessed value			
Requested assessed value			*

*Requested assessed value = owner's estimate of market value from above multiplied by .3333

Please tell us about your property (required)

Acreage: _____ **OR Lot Size:** _____ **Year Built:** _____

Number of stories above ground level: _____ **Square footage (outside dimensions) ground level** _____

Does the property have a finished attic or storage space? ☐ No ☐ Yes- _____ Square footage finished _____

Foundation: ☐ Crawl ☐ Slab ☐ Basement: ☐ Full ☐ Partial ☐ Unfinished ☐ Finished: _____ % Finished

Garage: ☐ Attached- _____ #Cars ☐ Detached- _____ #Cars **Carport:** ☐ Attached- _____ #Cars ☐ Detached- _____ #Cars

☐ Other buildings (please list) _____

#Bedrooms: _____ **#Full baths:** _____ **#1/2 Baths:** _____

Air Conditioning: ☐ Central ☐ Window ☐ None

Amenities: Please mark all that apply

☐ Fireplace-# _____ ☐ Deck ☐ Open porch ☐ Enclosed porch

☐ Patio- ☐ Stone ☐ Brick ☐ Concrete ☐ In-ground pool ☐ Sidewalks

☐ Paved driveway- ☐ Concrete ☐ Asphalt ☐ Brick

View: ☐ Lake or pond view ☐ Golf course view ☐ Other

Please describe any improvements and or additions you have made:

Please describe and provide photos of any deterioration/obsolescence that are the bases of your complaint:

How much do you think the property would sell for today? _____

Did you purchase the property within the past 24 months? ☐ No ☐ Yes, if yes complete the following:

Full consideration (sale price)\$ _____ Amount spent on renovating since purchase \$ _____

From _____ whom _____ did _____ you _____ purchase?_ Date of Sale: _____

Is the sale between a family member or related corporation? _____

Sold by owner, realtor or at auction? _____

Foreclosure, short, bank or judicial sale? _____

Was the property advertised for sale? _____ If so, in what manner? ☐ Newspaper ☐ MLS ☐ Other _____

I swear or affirm that:

I am the record owner for the above-listed property, or the duly authorized attorney for the owner/taxpayer and that the statements made and the facts set forth in the foregoing complaint are true and correct.

☐ **I have read the rules of the Board of Review and I have completed all the required pages of this appeal.**

Signature _____

Property Comparison Grid

Complete this grid if your appeal is based on overvaluation or equity. Information necessary to complete this form is available from the Assessor's office, the Jackson County Assessor's website and from your own firsthand knowledge of the comparable properties. Provide at least three comparable properties. Note: the comparables should be similar to the subject property in size, design, age, amenities and location. Grid should be filled out to the extent of information available on the comparable properties property record cards. Please include copies of the property record cards or print the information gathered from online sources used to complete the comparable grid.

A complete appraisal may be submitted in lieu of completion of this form.

	Subject property	Comparable #1	Comparable #2	Comparable #3
Parcel Number				
Address				
Proximity to subject				
Lot/Land size				
Design/Number of stories				
Exterior Construction				
Age of Property				
Condition				
Square feet				
# Bedrooms				
# Bathrooms				
Foundation style- crawl, slab, basement-finished or unfinished				
Air conditioning				
Type of heat				
# Fireplaces				
Garage or carport #cars, detached or attached				
Porches				
Deck				
Patio				
Additional buildings				
In-ground pool				
Paved driveway				
Date of sale <i>*required for overvaluation appeal</i>				
Sale price <i>*Required for overvaluation appeal</i>				
<i>Total assessed value</i> <i>*Required for all appeals</i>				
Land assessment <i>*Required for equity appeals</i>				
Building assessment <i>*Required for equity appeals</i>				
Other information board should consider				